

# Adamsville 38310

ZIP code · TN · Tennessee > McNairy County > Adamsville

BALANCED MARKET

**\$163K**

MEDIAN SALE PRICE

**+27.0%**

1-YR CHANGE

**96**

SALES (12 MO)

**\$162K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



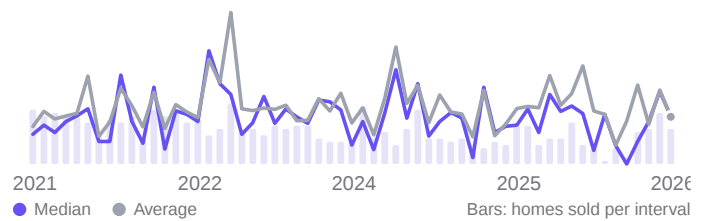
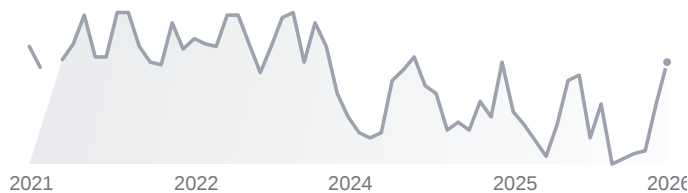
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$145K · Average \$143K

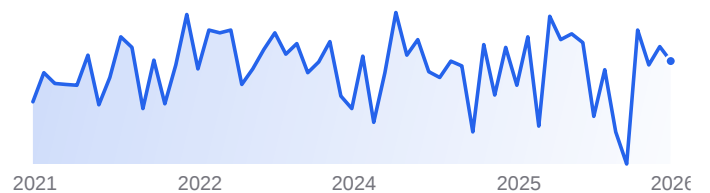
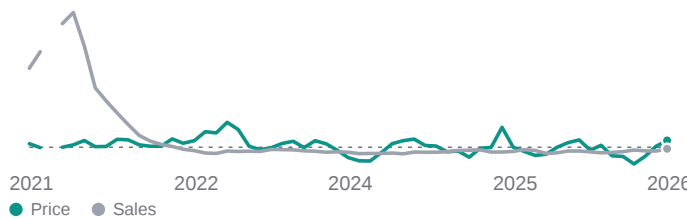


Growth (year over year)

Price +27.0% · Sales -5.9%

Price per square foot

\$111/ft²

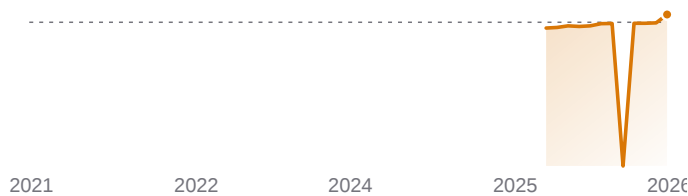


Sale premium vs estimated value

+5.3%

Annual turnover (share of homes sold)

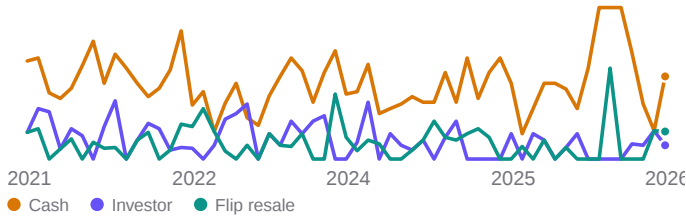
3.3%



## BUYERS & OUTCOMES

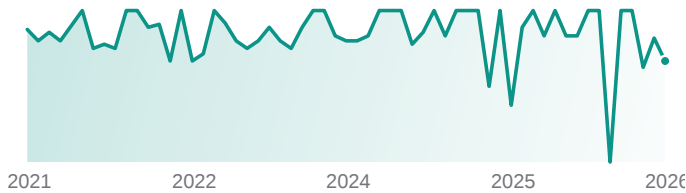
### Buyer mix

Cash 55% · Investor 9.1% · Flip resale 18%



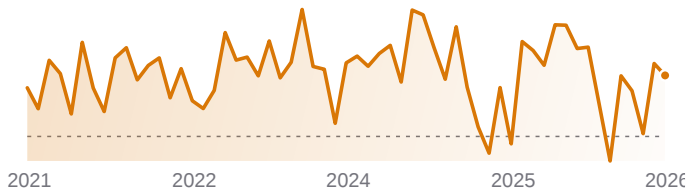
### Sellers who sold at a gain

67%

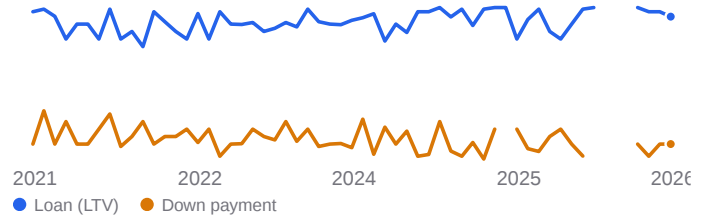


### Median annualized return at resale

+5.2%

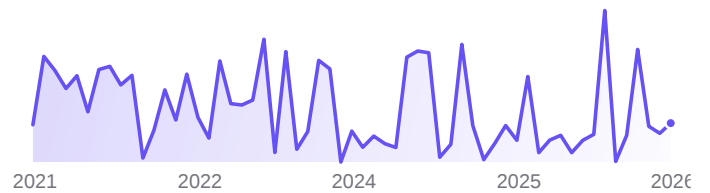


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



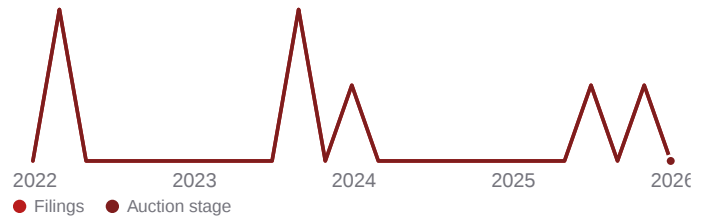
### Typical hold before selling

6.1 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 2,893     |
| Median value (AVM) | \$162K    |
| Median size        | 1,408 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1982      |
| Single family      | 76%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 72%      |
| Underwater (LTV 125% or more) | 2.5%     |
| Owner occupied                | 70%      |
| Company owned                 | 4.2%     |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 10.9 yrs |

## COMMUNITY

|                                  |                 |
|----------------------------------|-----------------|
| Population                       | <b>6,474</b>    |
| Density                          | <b>62 / mi²</b> |
| Median household income          | <b>\$47K</b>    |
| Average household income         | <b>\$66K</b>    |
| Crime index (US avg 100)         | <b>128</b>      |
| Air pollution index (US avg 100) | <b>88</b>       |
| Earthquake index (US avg 100)    | <b>98</b>       |
| Homes occupied                   | <b>82%</b>      |
| Bachelor's or higher             | <b>8%</b>       |
| Poverty rate                     | <b>18.8%</b>    |
| Unemployment                     | <b>1.1%</b>     |
| Average temp                     | <b>60°F</b>     |
| Annual precip                    | <b>58 in</b>    |
| Sunshine                         | <b>64%</b>      |

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.